WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/06 10:15 2 pgs
Fees:13.00 Taxes:31.45
20060216-0018769

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: November 23, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Peterson	James Peterson	071-16-0
(NAME)	(NAME)	
1004 Crockett St	1004 Crockett St. B	131.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060260

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Hubert Praterhalf interest and Jimmy Ray Praterhalf interest**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Peterson**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1004 Crockett St. B, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of February, 2006.

Hubert Prater

Jimmy Ray Prater

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Hubert Praterhalf interest and Jimmy Ray Praterhalf interest, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Hubert Praterhalf interest and Jimmy Ray Praterhalf interest executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 13th day of February, 2006.

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission expires: November 23, 2009

Jeffrey Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Essex Place, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1947, as follows:

BEGINNING on the Southerly margin of Crockett Street, at a point 250 feet East of the Southeast corner of the intersection of said Crockett Street and Jewel Street, the same being the corner of Lot Nos. 26 and 27; thence with the line between said two lots, Southwardly 232 feet to the Northerly margin of the L & N Railroad right of way; thence along said right of way in a Northeasterly direction 74.5 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots, Northwardly 180.3 feet to the Southerly margin of Crockett Street; thence with said street, Westwardly 50 feet to the point of beginning.

BEING all of the same property conveyed to Hubert Prater and Gertude Prater by Warranty Deed from Oscar W. Campbell and wife, Lillian W. Campbell, dated April 16, 1973 and filed of record in Book 4701, Page 525, Register's Office for Davidson County, Tennessee. The said Gertrude Prater is now deceased leaving the said Hubert Prater the surviving tenant by the entirety and sole owner of said land. The said Hubert Prater conveyed an undivided one-half interest in said land to Jimmy Ray Prater by deed dated December 7, 1995 and filed of record in Book 9882, page 593, Register's Office for said County.

HRP HP